006.0	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,240,900	/	1,240,900
USE VALUE:	1,240,900	/	1,240,900
ASSESSED:	1,240,900	/	1,240,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-17	ORVIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCARO PATRICIA A & ROBERT C JR
Owner 2:	
Owner 3:	
Street 1:	17 ORVIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCARO ROBERT/PATRICIA -
Owner 2:	SCARO ROBERT C JR -
Street 1:	15 ORVIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,864 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1915, having primarily Stucco Exterior and 3751 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6864.000	735,100	5,100	500,700	1,240,900
Total Card	0.158	735,100	5,100	500,700	1,240,900
Total Parcel	0.158	735,100	5,100	500,700	1,240,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.82 | /Parcel: 330.8

Legal Description

User Acct 5185

GIS Ref

GIS Ref

Insp Date 11/03/17

Entered Lot Size

Total Land:

Land Unit Type:

!551!

PREVIOUS ASSESSMENT

Parcel ID 006.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	735,000	5100	6,864.	500,700	1,240,800	1,240,800	Year End Roll	12/18/2019
2019	104	FV	556,400	5100	6,864.	532,000	1,093,500	1,093,500	Year End Roll	1/3/2019
2018	104	FV	556,400	5100	6,864.	388,100	949,600	949,600	Year End Roll	12/20/2017
2017	104	FV	520,700	5100	6,864.	338,000	863,800	863,800	Year End Roll	1/3/2017
2016	104	FV	520,700	5100	6,864.	287,900	813,700	813,700	Year End	1/4/2016
2015	104	FV	431,400	5100	6,864.	281,700	718,200	718,200	Year End Roll	12/11/2014
2014	104	FV	431,400	5100	6,864.	231,600	668,100	668,100	Year End Roll	12/16/2013
2013	104	FV	449,300	5100	6,864.	220,300	674,700	674,700		12/13/2012

PRINT

Date	Time
12/10/20	16:19:15

LAST REV

Date	Time
11/20/17	08:37:23
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 551

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCARO ROBERT/PA	59268-420		6/11/2012	Convenience	1	No	No		Robert C Scaro Sr dod 10/21/2015
CONKLIN MILTON/	52490-292		3/30/2009		719,000	No	No		
CONKLIN MILTON	31167-547		2/28/2000	Family	1	No	No	4	
	10632-186		7/15/1964			No	No		N

USER DEFINED

Prior Id # 1:	5185
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2012	1207	Re-Roof	9,000	C				
5/8/2009	325	Redo Kit	4,600	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	MEAS&NOTICE	HS	Hanne S
4/16/2013	Info Fm Prmt	EMK	Ellen K
5/19/2009	Measured	189	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	263	PATRIOT
8/30/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6864		Sq. Ft.	Site		0	80.	0.91	1									500,737						500,700	

Total AC/HA: 0.15758 | Total SF/SM: 6864 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 500,737 | Spl Credit | Total: 500,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.92992532
Const Adj.:	1.00719976
Adj $ / SQ:	149.859
Other Features:	117500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	824108
Depreciation:	89004
Depreciated Total:	735104

COMMENTS

CHECK IMPROVEMENTS 2009.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
1	5	2	
Totals			
2	13	6	

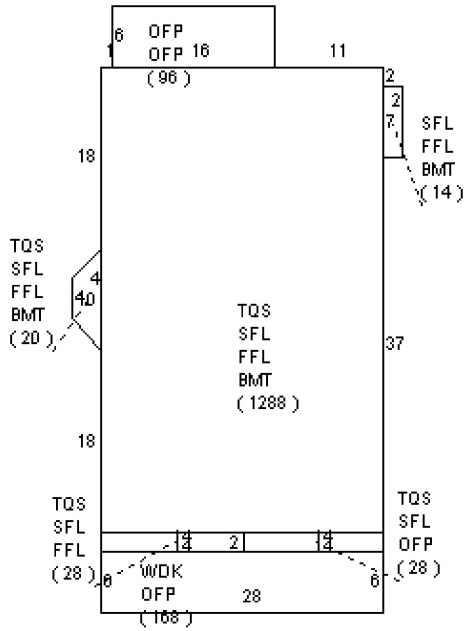
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	164.85
Special Features:	0	Val/Su Net:	130.59
Final Total:	735100	Val/Su SzAd	195.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,378	149.860	206,506
FFL	First Floor	1,350	149.860	202,310
BMT	Basement	1,322	44.960	59,434
TQS	3/4 Story	1,023	149.860	153,306
OFP	Open Porch	388	20.900	8,110
WDK	Deck	168	12.040	2,022

Net Sketched Area:	5,629			Total:	631,688
Size Ad	3751	Gross Are	5970	FinArea	3751

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

006.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc